



For Sale

2324 Chesapeake Square Ring Road
Chesapeake, VA

11,414 SF Former Restaurant

- Located in the Chesapeake Square submarket of Chesapeake, VA
- Anchored by Chesapeake Square Mall. Major renovations underway to include a Publix grocery store
- Access to Mall Ring Road



Accelerating success.

150 W Main Street, Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300
F: +1 757 490 1200
colliers.com/norfolk

Ned Brooks

Senior Vice President
+1 757 228 1829
ned.brooks@colliers.com

Price Reduction!

Property Overview

Address	2324 Chesapeake Square Mall Ring Road, Chesapeake, VA
Description	The subject property is located in the Chesapeake Square submarket of Chesapeake, Virginia. The retail submarket is anchored by Chesapeake Square Mall and surrounded by an abundance of retail anchors and restaurants. The submarket has also experienced a surge of recent residential growth with much more in the planning stages. The property has access to the mall ring road and has monument signage.
Building Size	11,414 SF
Purchase Price	See agent
Year Built	1997
Parcel Size	2.689 Acres
Zoning	B-2
Assessed Value	\$3,666,100
Growth	Thousands of residential dwellings built or under construction on the west side of Portsmouth Boulevard. Amazon has two facilities with over 3,000 employees.

Radius	1-Mile	3-Miles	5-Miles	5-Min	10-Min	15-Min
Population	6,298	63,147	146,481	10,158	75,151	180,000
Total Employees	7,165	56,977	137,751	10,233	76,013	182,337
Average HH Income	\$100,139	\$84,731	\$81,837	\$112,794	\$105,279	\$105,783

Key Highlights

- Adjacent to Target, Walmart, Sam's Club, B.J.'s Wholesale Club, Aldi, Lidl, Home Depot and more
- Super regional submarket with ready access to I-664
- \$20 million redevelopment planned for western half of Chesapeake Square Mall

Photo Gallery



Aerial View



Aerial View



Aerial View



664

Walmart

Sam's Club

Site

Chesapeake Square

TARGET

Bath & Body Works

KAY JEWELERS

RACK ROOM SHOES

Finish Line

Rainbow

BJ'S WHOLESALE CLUB

FOOD LION

THE HOME DEPOT

The Crossroads at Chesapeake Square

PET SUPPLIES PLUS
BEST BUY
ROSS STORES, INC.
OLD NAVY
LANE BRYANT
ALDI
ABC
five BELOW
PLATON'S CLOSET

Portsmouth Blvd (27,000 ADT)

Aerial View



Onelife
FITNESS

NAVY
FEDERAL
Credit Union

Langley
Federal Credit Union

LOWE'S
Home Improvement Warehouse

7
ELEVEN

BURGER
KING

Backer
Barrel
Old Country Store

Walmart

SAM'S
CLUB

Site

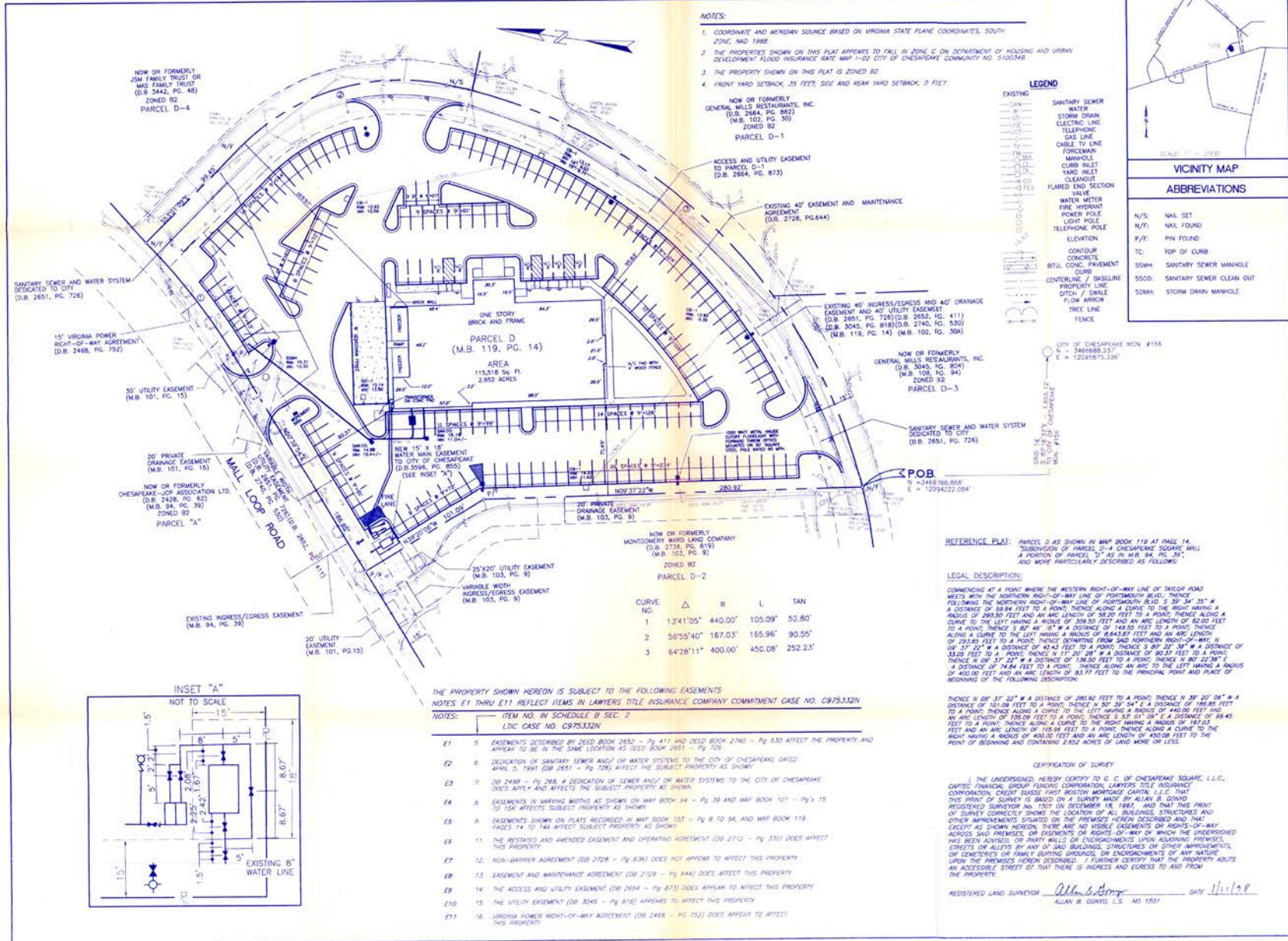
INTERSTATE
64

Joliff Landings
304 apartments
200 townhomes
377 single family homes

The Grove
84 single family homes
200 senior living
240 four plex
300 townhomes

2.1 million sf
AMAZON
with 1,500 parking spaces

Property Survey



CEGG ASSOCIATES, LLC
ARCHITECTS
ENGINEERS
SURVEYORS

4425 CORPORATION LANE, SUITE 290
VIRGINIA BEACH, VA 23462

PHONE: 757-499-4562
FAX: 757-473-1967

REVISIONS

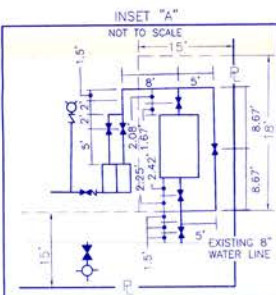
FILENAME: ALTRIG.DWG
DESIGNED: *
DRAWN: BMM/BAH
CHECKED: ABG
APPROVED: ABG

ALAN B. GUNTO
L.S. NO. 1501
LAND SURVEYOR

VIRGINIA
TAX MAP NO. 000000000000
ALTA/AS BUILT SURVEY

COMM 9717.00
DATE: DEC 23, 1997
SHEET
SUR
1 OF 1

GRAPHIC SCALES: 1"=100', 1"=200', 1"=300', 1"=400', 1"=500'



- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING EASEMENTS
NOTES ET TRRU ET11 REFLECT ITEMS IN LAWYERS TITLE INSURANCE COMPANY COMMITMENT CASE NO. C975332N
- NOTES:**
- | ITEM NO. | SCHEDULE B SEC. 2 | LTC CASE NO. C975332N |
|----------|-------------------|--|
| E1 | 5 | EASEMENTS DESCRIBED BY DEED BOOK 2651 - PG. 411 AND DEED BOOK 2740 - PG. 530 AFFECT THE PROPERTY AND APPEAR TO BE IN THE SAME LOCATION AS DEED BOOK 2651 - PG. 729 |
| E2 | 6 | DEDICATION OF SANITARY SEWER AND/OR WATER SYSTEMS TO THE CITY OF CHESAPEAKE DATED APRIL 5, 1994 (DB 2651 - PG. 726) AFFECT THE SUBJECT PROPERTY AS SHOWN |
| E3 | 7 | DB 2488 - PG. 288, A DEDICATION OF SEWER AND/OR WATER SYSTEMS TO THE CITY OF CHESAPEAKE DOES APPLY AND AFFECTS THE SUBJECT PROPERTY AS SHOWN |
| E4 | 8 | EASEMENTS IN WAVING NOTICES AS SHOWN ON MAP BOOK 94 - PG. 39 AND MAP BOOK 101 - PG. 15 TO 15K AFFECTS SUBJECT PROPERTY AS SHOWN |
| E5 | 9 | EASEMENTS SHOWN ON PLATS RECORDED IN MAP BOOK 101 - PG. 9 TO 9A, AND MAP BOOK 119 PAGES 14 TO 14A AFFECT SUBJECT PROPERTY AS SHOWN |
| E6 | 11 | THE RESTRICTIONS AND AMENDED EASEMENT AND OPERATING AGREEMENT (DB 2712 - PG. 333) DOES AFFECT THIS PROPERTY |
| E7 | 12 | NON-BANKER AGREEMENT (DB 2728 - PG. 636) DOES NOT APPEAR TO AFFECT THIS PROPERTY |
| E8 | 13 | EASEMENT AND MAINTENANCE AGREEMENT (DB 2728 - PG. 644) DOES AFFECT THIS PROPERTY |
| E9 | 14 | THE ACCESS AND UTILITY EASEMENT (DB 2664 - PG. 873) DOES APPEAR TO AFFECT THIS PROPERTY |
| E10 | 15 | THE UTILITY EASEMENT (DB 3045 - PG. 816) APPEARS TO AFFECT THIS PROPERTY |
| E11 | 16 | VIRGINIA POWER RIGHT-OF-WAY AGREEMENT (DB 2488 - PG. 152) DOES NOT APPEAR TO AFFECT THIS PROPERTY |

CURVE NO.	Δ	R	L	TAN
1	13°41'05"	440.00'	105.09'	52.80'
2	56°55'40"	167.03'	165.96'	90.55'
3	64°28'11"	400.00'	450.08'	252.25'



150 W Main Street, Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300
F: +1 757 490 1200
colliers.com/norfolk

Ned Brooks

Senior Vice President
+1 757 228 1829
ned.brooks@colliers.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Virginia, LLC